

# \$799,900 - 1227 Ninga Road Nw, Calgary

MLS® #A2160256

**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,556 sqft

Residential on 0.15 Acres

North Haven, Calgary, Alberta

Don't miss out on this fabulous bungalow with over 2,700 sq ft developed with oversized detached double car garage located in the sought after Community of North Haven.

One of the best locations in North Haven, within 1-2 blocks of the Nose Hill underpass, playground, school, cafe, outdoor rink and community centre. Excellent neighbours provide for a sense of the "good old days" where kids can roam freely with friends.

As you enter this spacious bungalow, you will be welcomed with a bright and airy open floor plan, which includes the spacious family and dining rooms with hardwood floors leading to the kitchen with a center island with granite on all counters and stainless steel appliances. Moving along, the main floor also has 3 bedrooms with the primary bedroom enjoying a 4-piece ensuite renovated in 2022 and the main floor 4 piece bath has been re-designed for accessibility with a roll in shower, floating vanity, heated floor and widened doorway. The basement has a large recreation & games room with a 4th bedroom, laundry and a 4-piece bath. The games room / flex room on the main floor opens to a completely revamped back yard. There have been extensive renovations throughout the years such as a new roof on house (2021), all new windows upstairs, new window in basement bedroom to meet egress code, custom Hunter Douglas shutters and blackout honeycomb blinds and new french doors at the back of the flex room



facing the back yard. The french doors are designed with no middle post and a handicap sill; the front flex room doors open up in the same way.

South facing backyard has been completely redone with added concrete, and a 480 square foot composite deck/sports centre, level with grade.

This amazing location provides easy access to city centre, Nose Hill Park, Deerfoot & Stoney Trail via 14th street, McKnight Blvd & John Laurier. Close to schools, Winter Club & all amenities.

Donâ€™t miss out on this fabulous property!

Built in 1967

### Essential Information

MLS® #	A2160256
Price	\$799,900
Sold Price	\$768,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,556
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	1227 Ninga Road Nw
Subdivision	North Haven
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2P3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	Ceiling Fan(s), French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 20th, 2024
Date Sold	October 22nd, 2024
Days on Market	32
Zoning	R-C1
HOA Fees	0.00

### Listing Details

Listing Office	Charles
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